

Overview

The City of Provo will use this project as a pilot effort to identify with neighborhood residents' methods for appropriately actualizing quality growth principles in an older neighborhood. In addition, funds will be used to design a mixed-use development incorporating both housing and retail components with the inter-modal facility.

1999 Planning Grant Summary

Grant Amount:	\$10,000
Matching Dollars:	\$20,000 (\$3,000 in-kind)
Match:	\$23,000
Project Cost:	\$33,000

Provo-Community Design Workshop

Local Responsibility

In October 1999, the City of Provo hired the consulting firm of Calthorpe Associates of Berkeley, CA to lead the collaborative neighborhood design workshop process. Significant outreach through the newspaper, home and school delivery of flyers and personal contact with neighborhood representatives preceded the meeting.

State Leadership

The Quality Growth Commission awarded Provo with a grant in the amount of \$10,000.

Economic Development

The workshop produced a variety of pedestrian serving developments, such as mixed use retail with apartments above, a high intensity residential/commercial district centered on a pedestrian street and a high intensity commercial core at 500 west/600 south.

Infrastructure Development

Suggestions involving infrastructure include: provide for sufficient parking for the mixed-use district in this area, provide a parking structure near 500 West/600 South for intermodal and neighborhood uses and make widening improvements to 500 West to create a major north-south collector for the neighborhood.

Housing Opportunity

The homeownership rate in the Franklin neighborhood is estimated at 32%. All of the design teams proposed the development of higher density housing (town homes, garden or mid-rise apartments). Specifically, the participating groups proposed a variety of strategies to increase the affordability of the areas housing. Strategies include: develop work/live spaces, provide for a concentration of garden apartments between 600 and 700 South and small apartments serving retail.

Conservation Ethic

This was not a component of the plan.

"The funding provided opportunities to bring in nationally known design consultants with extensive experience in revitalizing urban areas and embracing new urbanist concepts, such as transit-oriented development."

Jan Yeckes-Asst. Director, Community Development

Implementation

Although not yet adopted by the Municipal Council, the preparation of the draft Intermodal Plan has set a foundation for continued community planning efforts within the study area and surrounding neighborhoods and will carry over to additional work needed to move the project forward.

The grant provided funding for design workshops, conducted by the nationally known consulting team of Calthorpe and Fregonesi and focused on the study area for which a Finding of No Significant Impact (FONSI) was obtained for an Environmental Assessment (EA).

A new EA will need to be funded and completed prior to updating and implementing the Intermodal Plan. Provo City continues to pursue additional funding to move this work forward. Continuation of the intermodal center work has been included in the October 2003 letter of intent for projects requiring MPO funding for the 2005-2009 fiscal planning period.

Promoting Intelligent Growth

See combined answer for 2, 3, 4, below.

Accomplishments

See combined answer for 2, 3, 4, below.

Benefits

The planning process associated with the Intermodal Plan was an excellent opportunity for Franklin and Franklin South residents to see the possibilities within their neighborhoods as envisioned by specialists in intermodal/land use relationships, to provide their own ideas into the redevelopment of the railway corridor, and to actively involve residents in the public processes of community and transportation planning.

The Franklin and Franklin South neighborhoods continue to express enthusiasm generated by the train depot station constructed in the area and the visioning and design studies related to the transportation corridor. The work done through this process will provide a basis for moving forward once the new EA is completed for the new site. Although additional work will be needed, the value of the work will carry forward. The value to the community, today, is visible through the activism and knowledge gained by the residents of these neighborhoods and through their continued participation in the public processes of planning and community development.